



Proposal

Quote: PR124493

Project 2

Date Issued: 06/06/2025

Blackburn Foundation Repair
: 1039-4697-ET
26071 Brower Cir.
Hartford, SD 57033

www.blackburnbasementrepair.com
TF (800) 392-3389

Prepared for:

Michael Guilbert
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M (605) 591-9614

Job Location:

14 Harrison St
Deadwood, SD 57732

Prepared by:

Ryan Clark
Assistant Sales Manager
W (605) 858-2062

BLACKBURNTM

FOUNDATION REPAIR

My Project

Qty	Product Name	
Floors: Permanently Stabilize Floors		
60	Supplemental Beam	
	Install a supplemental beam as indicated on job drawing.	
15	SmartJack 350	
	SmartJack 350 with Baseplate	
Floors: Custom		
1	Regrading Dirt	
	Regrading Dirt	
Total Investment		\$15,050.00
Taxes		\$307.17
Total Contract Price		\$15,357.17

Product Specifications

Supplemental Beam

Install a supplemental beam as indicated on job drawing.

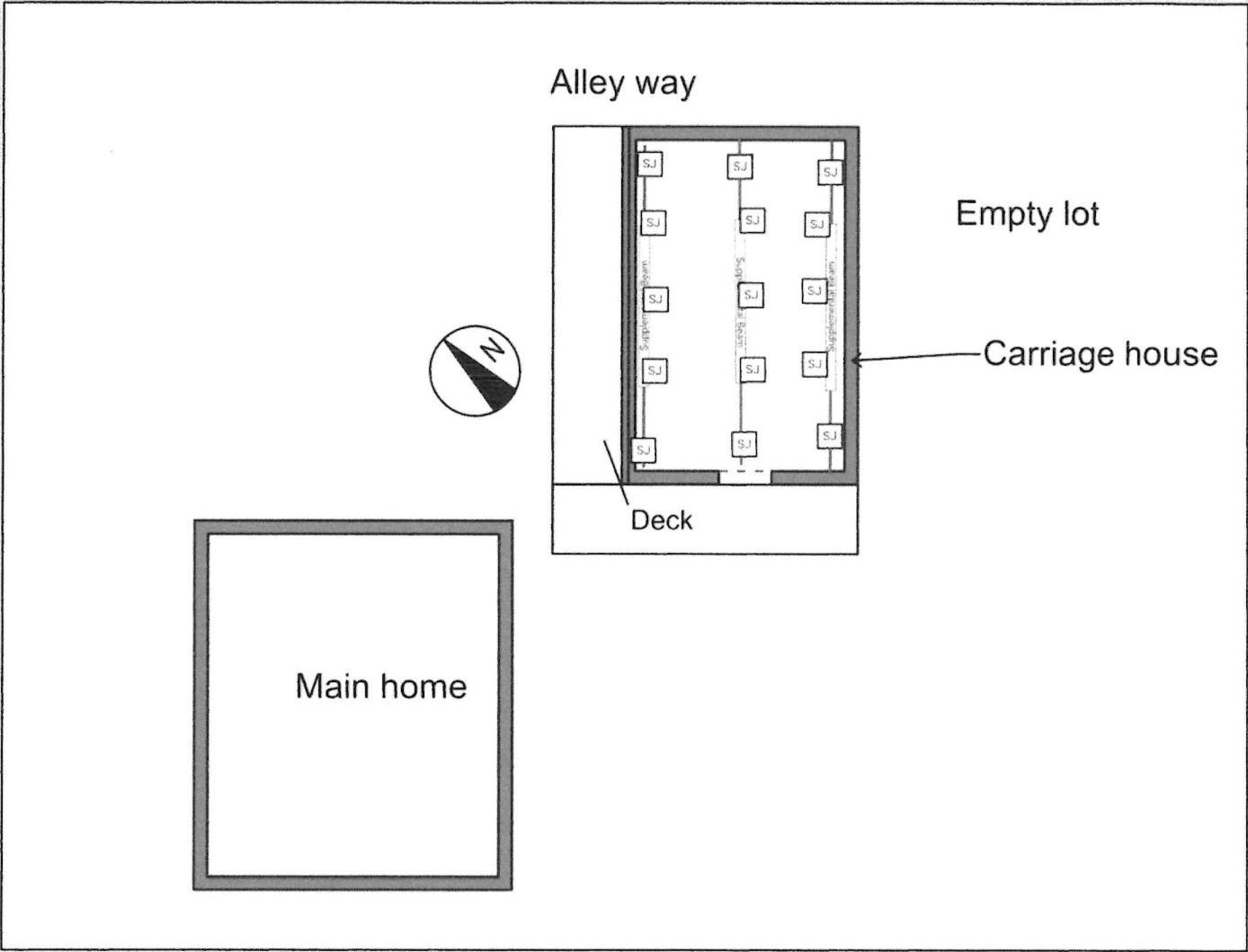
SmartJack 350

SmartJack 350 with Baseplate

Regrading Dirt

Regrading Dirt

Drawing



Job Details

Contractor Will

1. Remove and haul away any landscaping in the work area. Not responsible for replacement.
 2. Attempt to lift the foundation and or floors, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)
 3. Remove or cut finished walls as necessary. Not responsible for replacement.
 4. Not warrant dirt crawl space for any ground water seepage if a waterproofing system or sump pump is not installed by Blackburn Foundation Repair.
 5. Will not be responsible for putting fences back together if they need to be altered or taken down in order to get construction equipment onto the homeowner's property.
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Customer Will

1. Move items at least 8 feet away from the work area for any interior work. If Blackburn Foundation Repair crews have to move personal items upon arrival to install the project a fee of \$625 per hour will be added to the final invoice, unless otherwise agreed to in writing. Blackburn is not responsible for any damages to homeowners belongings. Please discuss details with your Design Specialist. Also Customer **MUST BE PRESENT** for final project walk through to sign off, approving work completed. If customer is not there for final walk through and Blackburn has to return to address any issues a fee of \$625 an hour will be added to final invoice.
 2. Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines. This includes Electrical, Propane lines, or any sewer and waterlines not marked by the utility companies.
 3. Remove shower prior to installation or contractor will go around the shower if possible. Customer understands that there is no warranty behind shower or bathtub if not moved. Customer also understands that Blackburn is not responsible for damage to shower or tub in not moved.
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Customer wants to restore/stabilize carriage house to be used as safe living space.

Project Blackburn will grade crawlspace to install smart jack system. Customer understands that the grading is to NOT achieve flat surface but to grade for smart jack system. Blackburn will install supplemental beam down the sides and center of the length of structure as indicated on drawing. Blackburn will install joist assist brackets on floor joists. Blackburn will install 15 smart jacks onto the supplemental beams. 5 jacks for each beam.

Customer understands that the smart jack solution will not close gap between retaining wall and carriage house at the rear/alley way side of the structure. Gap and deck repairs will need to be done by another contractor at customer's expense.

Limited Warranty

SmartJacks

SmartJacks – Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for life from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard.

Exclusions From This Warranty

Exclusions From This Warranty - This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior[waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration which includes penetrating the waterguard system in any way with fasteners or for any other reason. To finish walls after WaterGuard System is installed it is required to use construction adhesive, 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) heave or any damages caused by it, and 10) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments 11) If full Cleanspace wall is not installed with WaterGuard Blackburn Foundation Repair cannot warrant against wall seepage. The only way to guarantee a leak free basement is the installation of the Cleanspace wall system with the Water Guard system.

ERV

ERV(s). Each ERV system comes with a 5 year parts replacement warranty, and a 10 year core replacement/repair warranty.

Dehumidifiers

Dehumidifiers. Contractor warrants that dehumidifiers will be free from Defects for 5 years from the original date of installation or Contractor will repair or replace the defective dehumidifier(s). For purposes of this Dehumidifier Limited Warranty, "Defect" means the failure of a dehumidifier to operate under normal use and service.

Sump Pumps

Sump Pumps. Contractor warrants that sump pumps will be free from Defects for 3 years from the original date of installation or Contractor will replace or repair the defective sump pump(s). For purposes of this Sump Pump Limited Warranty, "Defect" means the failure of a sump pump to operate under normal use and service. Contractor makes no warranty that the number and type of sump pumps installed are sufficient to handle the volume of water on the Property, and this Limited Warranty does not cover the cost of any additional sump pumps and sump pits determined to be necessary to handle such volume.

Warranty Effective

Warranty is in effect when job is completed and paid in full.

Water Control

If water from the floor wall joint passes through the perimeter water control system and onto the basement floor we will provide the additional labor and materials to fix the leak at no additional charge to the homeowner. This warranty applies to WaterGuard systems, along the specific areas where the system is installed. Said warranty will be in effect for the lifetime of the structure. This warranty may be transferred to future homeowners provided we are notified within 30 days of the real estate transfer. The water control system shall not rust, rot or corrode for as long as you own the home. If the entire perimeter of the basement was not treated, then additional work at additional charge could be necessary to extend the system or treat other areas or other problems not addressed by this work. In addition, a pump or power failure is possible, therefore this warranty is not a guarantee of a dry basement, as the scope of this work cannot guarantee that in all circumstances. This warranty shall not apply to: condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, or efflorescence (white powder) on concrete. Contractor cannot be responsible for peeling paint, water once pumped from the house, dust created from installation, damage to hidden fuel lines or plumbing, or frozen discharge lines. Floor cracks are warranted against leakage with full perimeter WaterGuard systems. Primary AC operated sump pumps and DC back-up pumps are covered under a separate manufacturer's warranty which is 36 months from date of installation. Failure of any pump for any reason is outside the scope of this warranty. Back-up pumps that run off a battery, if not maintained, or that are called on to run beyond the current life of the battery, can fail. These systems are very much recommended, but cannot be relied upon to work in every situation. Annual maintenance is recommended, to find potential problems, but not required for this warranty to be in effect. Electrical work is not included in the contract and problems from electrical connections or lack thereof are disclaimed. Systems that drain to daylight cannot be warranted by the contractor if such drain: does not drain enough water, does not drain water from under the floor, clogs or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron gel or iron bacteria from the soil are rare, the contractor cannot be responsible for these situations, and that system will require cleaning, flushing or other service as necessary to keep it functioning for that particular situation. Wall cracks repaired with FlexiSpan are warranted against leakage for life. A CleanSpace, crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system, and a SmartSump system to remedy the problem with water below the CleanSpace liner. CleanSpace has a transferable lifetime warranty — there will be no charge for service calls on any tears or holes in the CleanSpace liner, in the unlikely event

Project Recommendations

Project 1

Qty	Product Name
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Floors: Permanently Stabilize Floors

60	Supplemental Beam Install a supplemental beam as indicated on job drawing.
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15	SmartJack 350 SmartJack 350 with Baseplate
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Floors: Custom

1	Regrading Dirt Regrading Dirt
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Total Investment	\$15,050.00
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Taxes	\$307.17
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Total Contract Price	\$15,357.17
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From: Transactions@prod.eprocessingnetwork.com
Subject: Approved Transaction
Date: Jun 17, 2025 at 12:34:26 PM
To: msguilbert@outlook.com, ar@blackburnbasementrepair.com

BLACKBURNTM

FOUNDATION REPAIR

BLACKBURN FOUNDATION REPAIR
26071 BROWER CIRCLE HARTFORD, SD 57033
800-392-3389 | ar@blackburnbasementrepair.com

Invoice:	3458	Date:	06/17/2025
Auth:	APPROVAL 017091	Card:	Visa X0201
Pay Type:	Credit Sale	Tran ID:	20250617133413-1222115-3458
Source:	OnlineTerminal	IP:	216.213.87.8
AVS:	AVS Match 5 Digit Zip and Address (Y)		
CVV2:	CVV2 Match (M)		

Billing:

Michael Guilbert
4321 E Graf St
Bozeman, MT 59715
msguilbert@outlook.com

SubTotal: \$3839.29

Total: \$3839.29

If you have any questions or concerns, please contact BLACKBURN FOUNDATION REPAIR ar@blackburnbasementrepair.com.
Please do not reply to this message. This is simply a courtesy confirmation for your records and security.



Secure Processing by [eProcessingNetwork.com](https://www.eProcessingNetwork.com)

Blackburn will
be starting this
Project sometime
in June
Michael
Guilbert
605-599-9614